

# \$619,900 - 2740 11 Avenue Se, Calgary

MLS® #A2209119

**\$619,900**

2 Bedroom, 1.00 Bathroom, 798 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Attention developers and investors! This corner unit 50' x 120' R-CG ZONED LOT offers exceptional potential for a high-density residential project in one of Calgary's sought-after inner-city neighborhoods. This LOT CAN ACCOMMODATE EASILY ACCOMMODATE AN AMAZING MULTI-FAMILY BUILD. This property is a rare find for those looking to capitalise on Calgary's growing demand for multi-family housing. Currently, the lot features a small home and a single detached garage, providing holding income while you plan your project. Whether you envision modern townhomes, stylish row housing, or a mix of residential options, this site is perfectly positioned for a lucrative development. 50' x 120' R-CG ZONED LOT "Can be ready for future multi-unit development, Potential for up to MULTIPLE UNITS (as per zoning regulations), prime location "Close to transit, parks, schools, and amenities, existing home + garage is rented "Holding income while you develop, strong market demand for affordable, well-located housing options, opportunities like this don't come often "act now to secure this strategic investment property before it's gone.

Built in 1951

## Essential Information

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|                |             |
|----------------|-------------|
| Price          | \$619,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 798         |
| Acres          | 0.14        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2740 11 Avenue Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0E6                      |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Utilities      | Other                           |
| Parking Spaces | 2                               |
| Parking        | Single Garage Detached, Unpaved |
| # of Garages   | 1                               |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, Storage                         |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full, Partially Finished                                 |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                              |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, Sloped |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stucco, Wood Frame                                  |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 10th, 2025

Days on Market                22

Zoning                             R-CG

**Listing Details**

Listing Office                    TREC The Real Estate Company



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